

Fill in this information to identify the case:

Debtor 1 Patrick Melvin Souter & Hope Sharon Souter

Debtor 2  
(Spouse, if filing) \_\_\_\_\_

United States Bankruptcy Court for the: Eastern District of Wisconsin

Case number 1930573

Official Form 410S1

**Notice of Mortgage Payment Change**

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

**Name of creditor:**

U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2004-2, Home Equity Pass-Through Certificates, Series 2004-2

**Court claim no. (if known):** 4-1

**Date of payment change:**

Must be at least 21 days after date of this notice

06/01/2021

**New total payment:**

Principal, interest, and escrow, if any

\$902.89

Last 4 digits of any number you use to identify the debtor's account:

7 0 4 9

**Part 1: Escrow Account Payment Adjustment**

**1. Will there be a change in the debtor's escrow account payment?**

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why:

Current escrow payment: \$ 378.09

New escrow payment: \$ 360.34

**Part 2: Mortgage Payment Adjustment**

**2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**

- ☒ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why:

Current interest rate: \_\_\_\_\_%

New interest rate: \_\_\_\_\_%

Current principal and interest payment: \$ \_\_\_\_\_

New principal and interest payment: \$ \_\_\_\_\_

**Part 3: Other Payment Change**

**3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement.  
(Court approval may be required before the payment change can take effect.)

Reason for change:

Current mortgage payment: \$ \_\_\_\_\_

New mortgage payment: \$ \_\_\_\_\_

**Part 4: Sign Here**

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☐ I am the creditor.

☒ I am the creditor's authorized agent.

**I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.**

**X**

/s/Mikiya Ratliff

Date 04/22/2021

Signature

Print: Ratliff, Mikiya

First Name

Middle Name

Last Name

VP Loan Documentation

Title

Company Wells Fargo Bank, N.A.

Address MAC N9286-01Y

Number Street

1000 Blue Gentian Road

Address 2

Eagan

MN

55121-7700

City

State

ZIP Code

Contact phone 800-274-7025

NoticeOfPaymentChangeInquiries@wellsfargo.com

Email

# UNITED STATES BANKRUPTCY COURT

Eastern District of Wisconsin

Chapter 13 No. 1930573

Judge: Katherine M. Perhach

In re:

Patrick Melvin Souter & Hope Sharon Souter

Debtor(s).

## CERTIFICATE OF SERVICE

I hereby certify that this Notice, including all attachments, is being served on or before April 23, 2021 via filing with the US Bankruptcy Court's CM ECF system or by mailing or providing a copy of this document to a vendor for mailing: By U.S. Postal Service First Class Main Postage Prepaid or FedEx.

Debtor:

By U.S. Postal Service First Class Mail Postage Prepaid or FedEx

Patrick Melvin Souter & Hope Sharon Souter  
205 South Emmertsen Road

Racine WI 53406

By U.S. Postal Service First Class Mail Postage Prepaid or FedEx

N/A

Debtor's Attorney:

By Court's CM/ECF system registered email address

Abraham Michelson

P.O. Box 67 617 - 6th Street

Racine WI 53401-0067

By Court's CM/ECF system registered email address

N/A

Trustee:

By Court's CM/ECF system registered email address

Scott Lieske  
Chapter 13 Trustee  
P.O. Box 510920

Milwaukee WI 53203

/s/Mikiya Ratliff

WELLS  
FARGO

HOME  
MORTGAGE

Return Mail Operations  
PO Box 14547  
Des Moines, IA 50306-4547

## Escrow Review Statement

For informational purposes only

Statement Date: April 8, 2021

Loan number:

Property address:

2831 KENWOOD DR  
RACINE WI 53403-3719

PATRICK SOUTER  
HOPE SOUTER  
205 S EMMERTSEN RD  
MOUNT PLEASANT WI 53406-3409

## Customer Service



Online  
wellsfargo.com



Telephone  
1-800-340-0473



Correspondence  
PO Box 10335  
Des Moines, IA 50306



Hours of operation  
Mon - Fri 7 a.m. - 7 p.m. CT



To learn more, go to:  
wellsfargo.com/escrow

We accept telecommunications relay service calls

**PLEASE NOTE:** If you are presently seeking relief (or have previously been granted relief) under the United States Bankruptcy Code, this statement is being sent to you for informational purposes only. The summaries below are based on the terms of the loan and are provided for informational purposes only.

These amounts are governed by the terms of the loan unless otherwise reduced by an order of the bankruptcy court. Because the amounts billed for the escrow items can change over time, we review the escrow account at least once per year to ensure there will be enough money to make these payments. Once the review is complete, we send the escrow review statement, also known as the escrow account disclosure statement.

Here's what we found:

- **Required Minimum Balance:** The escrow account balance is projected to fall below the required minimum balance. This means there is a **shortage**.
- **Payments:** As of the **June 1, 2021** payment, the contractual portion of the escrow payment **decreases**.

The escrow account has a shortage of  
**\$138.61**

## Part 1 - Mortgage payment

### Option 1

#### Pay the shortage amount over 12 months

	Previous payment through 05/01/2021 payment date	New payment beginning with the 06/01/2021 payment
Principal and/or interest	\$542.55	\$542.55
Escrow payment	\$378.09	\$360.34
Total payment amount	\$920.64	\$902.89

### Option 1: No action required

Starting **June 1, 2021** the new contractual payment amount will be **\$902.89**

### Option 2

#### Pay the shortage amount of \$138.61

	Previous payment through 05/01/2021 payment date	New payment beginning with the 06/01/2021 payment
Principal and/or interest	\$542.55	\$542.55
Escrow payment	\$378.09	\$348.79
Total payment amount	\$920.64	\$891.34

### Option 2: Pay shortage in full

Starting **June 1, 2021** the new contractual payment amount will be **\$891.34**

See Page 2 for additional details.

WELLS  
FARGO

HOME  
MORTGAGE

**Note:** If you are presently seeking relief (or have previously been granted relief) under the United States Bankruptcy Code, this coupon is being provided for informational purposes only. If your Chapter 13 plan calls for your Chapter 13 Trustee to make the on-going post-petition mortgage payments, please contact your attorney or the Trustee's office before directly sending any amounts relating to this escrow shortage

PATRICK SOUTER  
HOPE SOUTER

Wells Fargo Home Mortgage  
PO Box 10394  
Des Moines, IA 50306-0394

If you choose to pay the shortage in full as referenced in Option 2, detach this coupon and mail it along with a check for 138.61 to the address that appears on this coupon.

This payment must be received no later than **June 1, 2021**.

Part 2 - Payment calculations

For the past review period, the amount of the escrow items was \$4,185.46. For the coming year, we expect the amount paid from escrow to be \$4,185.46.

How was the escrow payment calculated?

To determine the escrow payment, we add the projected escrow items to be paid over the next 12 months. We base these projected amounts on any escrow items that may have been paid in the past and any future anticipated payments to be made. We then divide the amounts by 12 payments to determine the escrow amount.

The chart below includes any actual escrow disbursements as well as any shortage that may have been identified for the past three analysis periods up through the date of the analysis.

Escrow comparison

	03/19 - 02/20 (Actual)	12/19 - 11/20 (Actual)	06/20 - 04/21 (Actual)	06/21 - 05/22 (Projected)		# of months		New monthly escrow amount
Property taxes	\$4,097.90	\$4,097.90	\$4,185.46	\$4,185.46	÷	12	=	\$348.79
Property insurance	\$0.00	\$0.00	\$0.00	\$0.00	÷	12	=	\$0.00
Total taxes and insurance	\$4,097.90	\$4,097.90	\$4,185.46	\$4,185.46	÷	12	=	\$348.79
Escrow shortage	\$0.00	\$0.00	\$439.21	\$138.61	÷	12	=	\$11.55**
Total escrow	\$4,097.90	\$4,097.90	\$4,624.67	\$4,324.07	÷	12	=	\$360.34

\*\*This amount is added to the payment if Option 1 on page 1 is selected.

Projected escrow account activity over the next 12 months

To determine if there will be a shortage or overage in the account, we calculate whether the amount of the lowest projected escrow balance will be greater or less than the required minimum balance. This is determined by subtracting the required minimum balance from the lowest projected balance. If the outcome is positive, there is an overage. If it is negative, there is a shortage. The calculation is below:

Lowest projected escrow balance	December, 2021	\$558.97	(Calculated in Part 3 - Escrow account projections table)
Minimum balance for the escrow account†	-	\$697.58	(Calculated as: \$348.79 X 2 months)
Escrow shortage	=	-\$138.61	

†The minimum balance includes a cash reserve to help cover any increase in taxes and/or insurance. To calculate the cash reserve for the escrow account, we add the yearly escrow payments, and divide by 12. We take this amount and multiply it by 2 as allowed by state laws and/or the mortgage contract to determine the cash reserve.

Important messages

You've received interest in the amount of \$0.04.

Part 3 - Escrow account projections

Escrow account projections from June, 2021 to May, 2022

Date	Payments to escrow	What we expect to pay out	Description	Projected escrow balance	Balance required in the account
May 2021			Starting balance	\$2,302.90	\$2,441.51
Jun 2021	\$348.79	\$0.00		\$2,651.69	\$2,790.30
Jul 2021	\$348.79	\$0.00		\$3,000.48	\$3,139.09
Aug 2021	\$348.79	\$0.00		\$3,349.27	\$3,487.88
Sep 2021	\$348.79	\$0.00		\$3,698.06	\$3,836.67
Oct 2021	\$348.79	\$0.00		\$4,046.85	\$4,185.46
Nov 2021	\$348.79	\$0.00		\$4,395.64	\$4,534.25
Dec 2021	\$348.79	\$4,185.46	RACINE CITY-2 (A)	\$558.97	\$697.58
Jan 2022	\$348.79	\$0.00		\$907.76	\$1,046.37
Feb 2022	\$348.79	\$0.00		\$1,256.55	\$1,395.16
Mar 2022	\$348.79	\$0.00		\$1,605.34	\$1,743.95
Apr 2022	\$348.79	\$0.00		\$1,954.13	\$2,092.74
May 2022	\$348.79	\$0.00		\$2,302.92	\$2,441.53
Totals	\$4,185.48	\$4,185.46			

Part 4 - Escrow account history

Escrow account activity from June, 2020 to May, 2021

Date	Deposits to escrow			Payments from escrow			Description	Escrow balance		
	Actual	Projected	Difference	Actual	Projected	Difference		Actual	Projected	Difference
Jun 2020							Starting Balance	-\$2,468.96	\$2,390.45	-\$4,859.41
Jun 2020	\$294.68	\$341.49	-\$46.81	\$0.00	\$0.00	\$0.00		-\$2,174.28	\$2,731.94	-\$4,906.22
Jul 2020	\$1,178.72	\$341.49	\$837.23	\$0.00	\$0.00	\$0.00		-\$995.56	\$3,073.43	-\$4,068.99
Aug 2020	\$294.68	\$341.49	-\$46.81	\$0.00	\$0.00	\$0.00		-\$700.88	\$3,414.92	-\$4,115.80
Sep 2020	\$294.68	\$341.49	-\$46.81	\$0.00	\$0.00	\$0.00		-\$406.20	\$3,756.41	-\$4,162.61
Oct 2020	\$294.68	\$341.49	-\$46.81	\$0.00	\$0.00	\$0.00		-\$111.52	\$4,097.90	-\$4,209.42
Nov 2020	\$294.68	\$341.49	-\$46.81	\$0.00	\$0.00	\$0.00		\$183.16	\$4,439.39	-\$4,256.23
Dec 2020	\$0.04	\$341.49	-\$341.45	\$4,185.46	\$4,097.90	\$87.56	RACINE CITY-2 (A)	-\$4,002.26	\$682.98	-\$4,685.24
Jan 2021	\$0.00	\$341.49	-\$341.49	\$0.00	\$0.00	\$0.00		-\$4,002.26	\$1,024.47	-\$5,026.73
Feb 2021	\$1,473.40	\$341.49	\$1,131.91	\$0.00	\$0.00	\$0.00		-\$2,528.86	\$1,365.96	-\$3,894.82
Mar 2021	\$294.68	\$341.49	-\$46.81	\$0.00	\$0.00	\$0.00		-\$2,234.18	\$1,707.45	-\$3,941.63
Apr 2021 (estimate)	\$4,158.99	\$341.49	\$3,817.50	\$0.00	\$0.00	\$0.00		\$1,924.81	\$2,048.94	-\$124.13
May 2021 (estimate)	\$378.09	\$341.49	\$36.60	\$0.00	\$0.00	\$0.00		\$2,302.90	\$2,390.43	-\$87.53
Totals	\$8,957.32	\$4,097.88	\$4,859.44	\$4,185.46	\$4,097.90	\$87.56				



